

**BOARD OF ADJUSTMENT  
A G E N D A**

Study Session/Luncheon . . . . . **Wednesday, September 27, 2017**  
**12 Noon, Mayor and Council**  
**Conference Room City Hall,**  
**255 West Alameda Street**

Statement of cases and distribution of materials with respect to items scheduled for regular meeting, including a general discussion of proposed revisions to the Board's Rules and Regulations. Updates from City Attorney's Office.

Regular Meeting . . . . . **Wednesday, September 27, 2017**  
**1:30 p.m., Mayor and Council**  
**Chambers, City Hall,**  
**255 West Alameda Street**

Roll Call as Follows:

- ( ) Steven Shell, Chairperson
- ( ) Carolyn Eldridge
- ( ) Jesse Lugo
- ( ) Alán Huerta
- ( ) Mark Jones
- ( ) Frank Mascia

**AT OR AFTER 1:30 P.M.**

**\*WITHDRAWN\* C10-17-19 OFFICES ON THE LOOP / VAST REAL ESTATE SOLUTIONS / 7650 – 7670 EAST BROADWAY BOULEVARD, O-3 (C-1 Proposed)**

The applicant's property is an approximately 4.6 acre parcel zoned O-3 "Office" and is developed with an office complex in conformance with O-3 development standards. The applicant is currently in the process of rezoning the property to C-1 to allow for low intensity commercial uses and proposes to maintain the existing buildings to support such uses. Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.20 and Table 4.8-4 which provides the criteria for commercial development in the C-1 zone, and Sections 6.3.4 and 6.4.4 which provide the maximum building height standards. The applicant is requesting a variance to allow the existing buildings to remain as constructed with heights exceeding the maximum allowed in the C-1 zone, all as shown on the submitted plans.

## **CONTINUED CASE**

### **C10-17-15 GOLF LINKS AUTOMOTIVE / ADDISIGNS / 7970 EAST GOLF LINKS ROAD, C-2**

The applicant's property is an automotive garage on a .92 acre parcel near the southeast corner of Golf Links Road and Pantano Road. The applicable sign code district for the site is the General Business District, under which the development meets the definition of a self-contained premises. The applicant proposes to renovate the existing monument sign structure to allow replacement of the sign with a new 50 square foot cabinet with installation of an electronic message display. Chapter 3 Sign Code sections applicable to this proposal include, but are not limited to, Article XI and Article VI. Signs By District, Division 2 Nonresidential Districts, Section 3-77 General Business District, C. Permitted Signs, 5. Freestanding signs, all types. b. Strip Development. The applicant is requesting a variance to exceed 32 square feet maximum sign area of a freestanding sign for a self-contained premises in the General Business District, as shown on submitted plans.

## **NEW CASES**

### **C10-17-18 CROOKS RESIDENCE DETACHED GARAGE / KIMBERLY KAY CROOKS / 2710 EAST 7<sup>TH</sup> STREET, R-1**

The applicant's property is an approximately 6,750 square foot lot zoned R-1 "Residential" and is developed with a single-family residence and detached accessory structure. The applicant is proposing to construct a new detached garage. Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.8 and Table 4.8-2 which provides the criteria for residential development in the R-1 zone, and Sections 6.3.4, 6.4.5 and 6.6.3 which provide the development standards applicable to all principal and accessory structures. The applicant is requesting variances to allow the combined total gross floor area of all accessory structures (200 square feet or larger) to exceed 50% of the combined total gross floor area of the principal structure; and to allow reduced side and rear perimeter yard setbacks to the new garage, all as shown on the submitted plans.

## **CLOSE PUBLIC HEARING OTHER BUSINESS:**

- A. Change of Condition for case C10-17-07
- B. Chairman, Opportunity to Speak on Scheduled Agenda Items
- C. Vice Chairman, Same Opportunity
- D. Members, Same Opportunity
- E. Staff, Same Opportunity
- F. Adjournment